Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	50 Bluebird Way, Roxburgh Park Vic 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $660,000 & $700,000

Median sale price

Median price $681,000 Property Type House Suburb Roxburgh Park

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Mcpherson Blvd ROXBURGH PARK 3064	$705,000	05/07/2025
2	14 Garonne Cirt ROXBURGH PARK 3064	$765,000	01/07/2025
3	22 Phoenix Ct ROXBURGH PARK 3064	$640,800	28/06/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/07/2025 10:14

50 Bluebird Way, Roxburgh Park Vic 3064

Alicia Vavassori
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4 2 2

Property Type: House

Agent Comments

single level, 4 bedroom home.

Indicative Selling Price
$660,000 - $700,000
Median House Price
June quarter 2025: $681,000

Comparable Properties



3 Mcpherson Blvd ROXBURGH PARK 3064 (REI)

4 2 2

Price: $705,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 621 sqm approx

Agent Comments

Similar, single level 4 bedroom home. Larger block size.



14 Garonne Cirt ROXBURGH PARK 3064 (REI)

4 2 2

Price: $765,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 503 sqm approx

Agent Comments

Similar, single level 4 bedroom home. Larger block size.



22 Phoenix Ct ROXBURGH PARK 3064 (REI)

4 2 2

Price: $640,800
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 513 sqm approx

Agent Comments

Similar, single level 4 bedroom home.

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